SG/cla
01/16/2014
Z-5. Amended.

CASE NO. Z2014034

AN ORDINANCE 2014-01-16-0029

AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF SAN ANTONIO BY AMENDING CHAPTER 35, UNIFIED DEVELOPMENT CODE, SECTION 35-304, OF THE CITY CODE OF SAN ANTONIO, TEXAS BY CHANGING THE ZONING DISTRICT BOUNDARY OF CERTAIN PROPERTY.

* * * * *

WHEREAS, a public hearing was held after notice and publication regarding this amendment to the Official Zoning Map at which time parties in interest and citizens were given an opportunity to be heard; and

WHEREAS, the Zoning Commission has submitted a final report to the City Council regarding this amendment to the Official Zoning Map of the City of San Antonio; **NOW THEREFORE**,

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SAN ANTONIO:

SECTION 1. Chapter 35, Unified Development Code, Section 35-304, Official Zoning Map, of the City Code of San Antonio, Texas is amended by changing the zoning district boundary of the east 135 feet of Lot 14, Block 14 and the east 150 feet of Lot 15, Block 15, NCB 1067 from "C-2 NCD-6 AHOD" Commercial Mahncke Park Neighborhood Conservation Airport Hazard Overlay District to "IDZ NCD-6 AHOD" Infill Development Zone Mahncke Park Neighborhood Conservation Airport Hazard Overlay District with Single-Family Residential Uses not to exceed 24 units per acre.

SECTION 2. The City Council approves this Infill Development Zone so long as the attached site plan is adhered to. A site plan is attached as **Attachment "A"** and made a part hereof and incorporated herein for all purposes.

SECTION 3. All other provisions of Chapter 35 except those expressly amended by this ordinance shall remain in full force and effect including the penalties for violations as made and provided for in Section 35 -491.

SECTION 4. The Director of Development Services shall change the zoning records and maps in accordance with this ordinance and the same shall be available and open to the public for inspection.

SECTION 5. This ordinance shall become effective January 26, 2014.

PASSED AND APPROVED this 16th day of January 2014.

M A Y O R
Julián Castro

ATTEST:

Leticia M. Vacek, City Clerk

APPROVED AS TO FORM:

For Robert F. Greenblum, City Attorney

Agenda Item:	**Z-5**
Date:	01/16/2014
Time:	02:20:00 PM
Vote Type:	Motion to Appr w Cond
Description:	ZONING CASE # Z2014034 (District 2): An Ordinance amending the Zoning District Boundary from "C-2 NCD-6 AHOD" Commercial Mahncke Park Neighborhood Conservation Airport Hazard Overlay District to "IDZ NCD-6 AHOD" Infill Development Zone Mahncke Park Neighborhood Conservation Airport Hazard Overlay District with Single-Family Residential Uses not to exceed 24 units per acre on the east 135 feet of Lot 14, Block 14 and the east 150 feet of Lot 15, Block 15, NCB 1067 located at 150 Humphrey and a portion of the 100 Block of Brackenridge Avenue. Staff and Zoning Commission recommend approval.
Result:	Passed

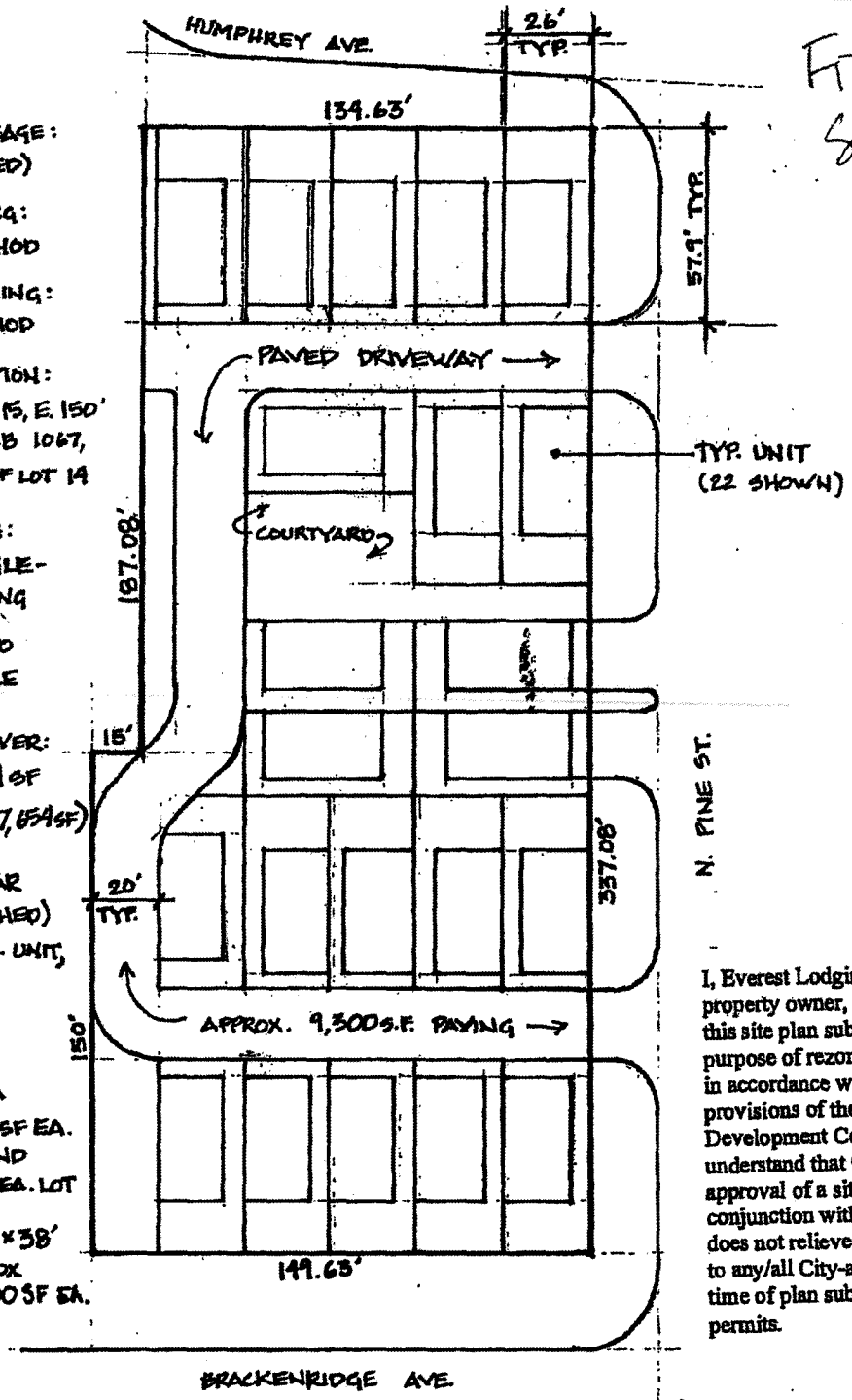
Voter	Group	Not Present	Yea	Nay	Abstain	Motion	Second
Julián Castro	Mayor	x					
Diego Bernal	District 1		x				
Ivy R. Taylor	District 2		x			x	
Rebecca Viagran	District 3		x				x
Rey Saldaña	District 4		x				
Shirley Gonzales	District 5		x				
Ray Lopez	District 6		x				
Cris Medina	District 7	x					
Ron Nirenberg	District 8		x				
Joe Krier	District 9		x				
Carlton Soules	District 10		x				

AMENDED SITE PLAN

Z2014034

Final Approved Site Plan

- PROPERTY ACREAGE: 1.094 (PER DEED)
- CURRENT ZONING: C-2 NCD-6 AHOD
- PROPOSED ZONING: IDZ NCD-6 AHOD
- LEGAL DESCRIPTION: NCB 1067, BLK 15, E. 150' OF LOT 15 & NCB 1067, BLK 14, E. 135' OF LOT 14
- PROPOSED USE: DETACHED SINGLE-FAMILY DWELLING
- DENSITY: UP TO 22 UNITS/ACRE
- IMPERVIOUS COVER: APPROX. 42,889 SF (UP TO 90% OF 47,654 SF)
- PARKING: 2-CAR GARAGE (ATTACHED) PERMITTED IN EA. UNIT,
- LOTS TO BE A MIN. OF 1,250 SF EA. BOTH PAVED AND UNPAVED AREAS EA. LOT
- TYP. UNIT = 20' x 38'
- FOOTPRINT: APPROX 1,250 SF - 1,900 SF EA.



I, Everest Lodging, LLC, the property owner, acknowledge that this site plan submitted for the purpose of rezoning this property is in accordance with all applicable provisions of the Unified Development Code. Additionally, I understand that City Council approval of a site plan in conjunction with a rezoning case does not relieve me from adherence to any/all City-adopted Codes at the time of plan submittal for building permits.

PROPOSED REZONING SITE PLAN

SCALE: 1" = 50'

Note:
Nothing in this site plan shall relieve the applicant from complying with the Mahncke Park NCD-6 development standards or from, otherwise, seeking any required variances.

ATTACHMENT A